

SITE REFERENCE DATA:

- 1) REFERENCE PLAN: SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP TITLED "SURVEY AND TOPOGRAPHIC CONTOURS, LANDS OF MICHAEL R. AND RICHARD MESSINA" DATED: 2/12/03  
PREPARED BY: DANIEL P. YANOSH, L.S.  
P.O. BOX 920  
CIRCLEVILLE, N.Y. 10419
- 2) APPLICANT: CHESTNUT PETROLEUM DISTRIBUTORS, INC.  
556 MAIN STREET  
NEW FALTZ, N.Y. 12561
- 3) OWNERS: CHESTNUT PETROLEUM DISTRIBUTORS, INC.  
556 MAIN STREET  
NEW FALTZ, N.Y. 12561
- 4) ARCHITECT: CIRO INTERRANTE ARCHITECT  
85 MARKET ST.  
FOUGHEEKEEPSE, N.Y. 12601  
(845) 473-1512
- 5) ZONING DATA: SECT. 1041, BLK 4, LOT 14

| DATA TABLE                   |                         |                         |                                                           |
|------------------------------|-------------------------|-------------------------|-----------------------------------------------------------|
| ZONE HD                      | REQUIRED                | EXISTING                | PROPOSED                                                  |
| LOT AREA (MIN.)              | 2.0 AC.                 | 1.93 AC. (83,952 S.F.)  | 1.93 AC. (83,952 S.F.)                                    |
| LOT WIDTH (MIN.)             | 200 FT.                 | 394 FT. AT WIDEST POINT | 394 FT. AT WIDEST POINT                                   |
| LOT DEPTH (MIN.)             | 200 FT.                 | 256 FT.                 | 256 FT.                                                   |
| YARDS (MIN.) HD              |                         |                         |                                                           |
| FRONT                        | 75 FT.                  | 24 FT.                  | 99 +/- FT. BUILDING<br>15 +/- FT. ACCESSORY<br>STRUCTURES |
| SIDE                         | 25 FT. / 50 FT.         | 210 FT. / 111 FT.       | 74 FT. / 190 FT.                                          |
| REAR                         | 75 FT.                  | 104 FT.                 | 47 FT.                                                    |
| BUILDING HEIGHT (MAX.)       | 2 1/2 STY. / 30 FT.     | 1 STY. / 24 FT.         | 1 STY. / 26 FT.                                           |
| BUILDING AREA                |                         | 2,358 SF                | 5,400 SF                                                  |
| BUILDING COVERAGE            | 30% MAX                 | 2.8%                    | 6.4%                                                      |
| PARKING RETAIL 1/300 SQ. FT. |                         |                         | 3,400 S.F.=11.3 SPACES                                    |
| PARKING RESTAURANT 1/3 SEATS |                         |                         | 32 SEATS=10.6 SPACES                                      |
| TOTAL PARKING                | 22 PARKING SPACES REQ'D |                         | 25 SPACES                                                 |

NOTE: \* = VARIANCE REQUIRED

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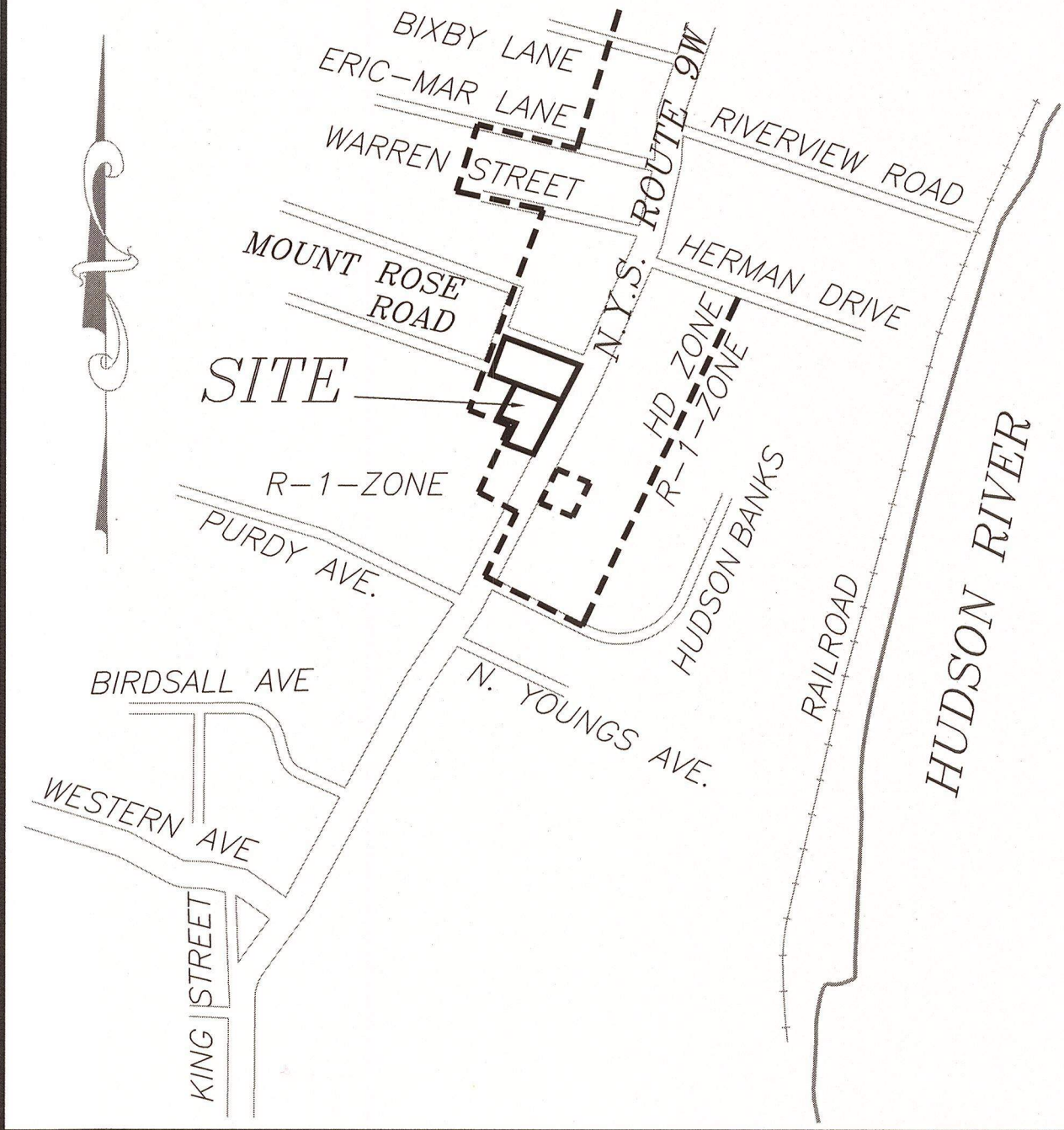
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SP-2 (2 OF 12)  
GD-1 (3 OF 12)  
GD-2 (4 OF 12)  
ES-1 (5 OF 12)  
LS-1 (6 OF 12)  
DT-1 (7 OF 12)  
DT-2 (8 OF 12)  
DT-3 (9 OF 12)  
DT-4 (10 OF 12)  
DT-5 (11 OF 12)  
DT-6 (12 OF 12)

- OVERALL SITE PLAN  
DETAILED SITE PLAN  
GRADING & DRAINAGE PLAN  
CANOPY DRAINAGE PLAN  
EROSION & SEDIMENT CONTROL PLAN  
LANDSCAPING PLAN  
SITE DETAILS-1  
SITE DETAILS-2  
STORMWATER DETAILS  
GRADING & EROSION CONTROL DETAILS  
SITE SIGNAGE DETAILS-1  
SITE SIGNAGE DETAILS-2

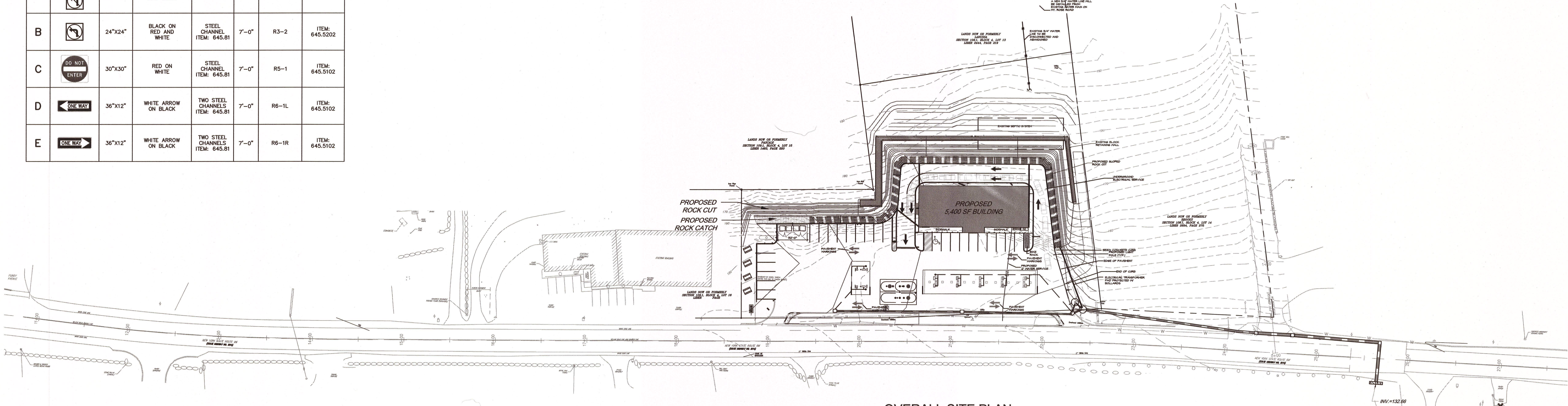
HIGHWAY SIGN TABLE (BY JMC)

SIGN TABLE

| DESIGNATION NUMBER | SIGN         | SIZE               | DESCRIPTION                            | MOUNTING TYPE                      | MOUNTING HEIGHT | REGULATORY   | SIGN PANEL        |
|--------------------|--------------|--------------------|----------------------------------------|------------------------------------|-----------------|--------------|-------------------|
| A                  | STOP         | 30"x30"<br>24"x24" | WHITE ON RED<br>BLACK ON RED AND WHITE | STEEL CHANNEL<br>ITEM: 645.81      | 7'-0"           | R1-1<br>R3-2 | ITEM:<br>645.5202 |
| B                  | DO NOT ENTER | 24"x24"            | BLACK ON RED AND WHITE                 | STEEL CHANNEL<br>ITEM: 645.81      | 7'-0"           | R3-2         | ITEM:<br>645.5202 |
| C                  | DO NOT ENTER | 30"x30"            | RED ON WHITE                           | STEEL CHANNEL<br>ITEM: 645.81      | 7'-0"           | R5-1         | ITEM:<br>645.5102 |
| D                  | ONE WAY      | 36"x12"            | WHITE ARROW ON BLACK                   | TWO STEEL CHANNELS<br>ITEM: 645.81 | 7'-0"           | R6-1L        | ITEM:<br>645.5102 |
| E                  | ONE WAY      | 36"x12"            | WHITE ARROW ON BLACK                   | TWO STEEL CHANNELS<br>ITEM: 645.81 | 7'-0"           | R6-1R        | ITEM:<br>645.5102 |



LOCATION MAP  
SCALE 1" = 1,000 FT. ±



OVERALL SITE PLAN

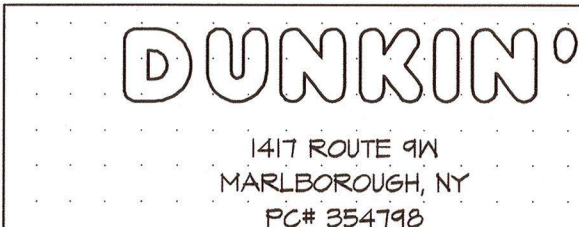
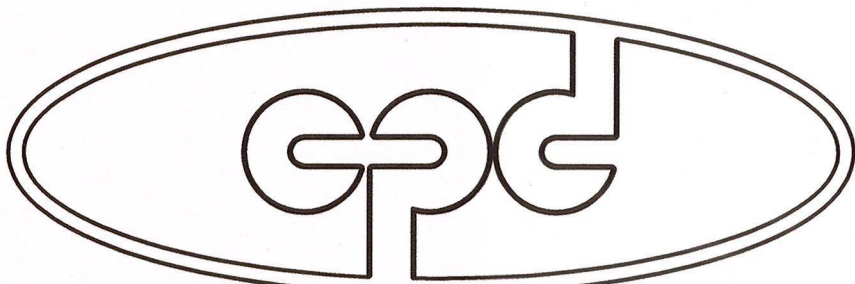
SCALE: 1" = 50'

SIDEWALK EASEMENT NOTE:

A PERMANENT EASEMENT SHALL BE GRANTED TO BOTH THE NYSDOT AND TOWN OF MARLBOROUGH FOR ANY PORTION OF THE PROPOSED SIDEWALK ALONG ROUTE 9N THAT WILL EXIST WITHIN THE APPLICANT'S PRIVATE PROPERTY.

LEGEND

- PROPOSED ADA ACCESSIBLE PARKING  
PROPOSED SINGLE POLE SIGN  
PROPOSED BOLLARD  
PROPOSED CONCRETE



|          |                                    |            |     |
|----------|------------------------------------|------------|-----|
| 5        | REVISED FOR SUBMISSION             | 01/08/20   | ZS  |
| 4        | REVISED FOR SUBMISSION             | 05/22/19   | ZS  |
| 3        | REVISED PARKING PER ZONING COMMENT | 03/13/2017 | THH |
| 2        | REVISED FOR P.B. SUBMISSION        | 01/30/2017 | THH |
| 1        | REVISED FOR P.B. SUBMISSION        | 12/14/2016 | THH |
| REV. No. | DESCRIPTION                        | DATE       | BY  |

CHESTNUT MART OF MARLBOROUGH  
CHESTNUT PETROLEUM DISTRIBUTORS, INC.  
TOWN OF MARLBOROUGH  
ULSTER COUNTY, NY

OVERALL  
SITE PLAN



|          |        |                 |          |             |
|----------|--------|-----------------|----------|-------------|
| DATE     | SCALE  | DESIGNED BY     | FILE No. | DRAWING No. |
| 11/22/16 | 1"=50' | THH             | 215016   | 1 of 12     |
|          |        | CHECKED BY: PDS |          |             |

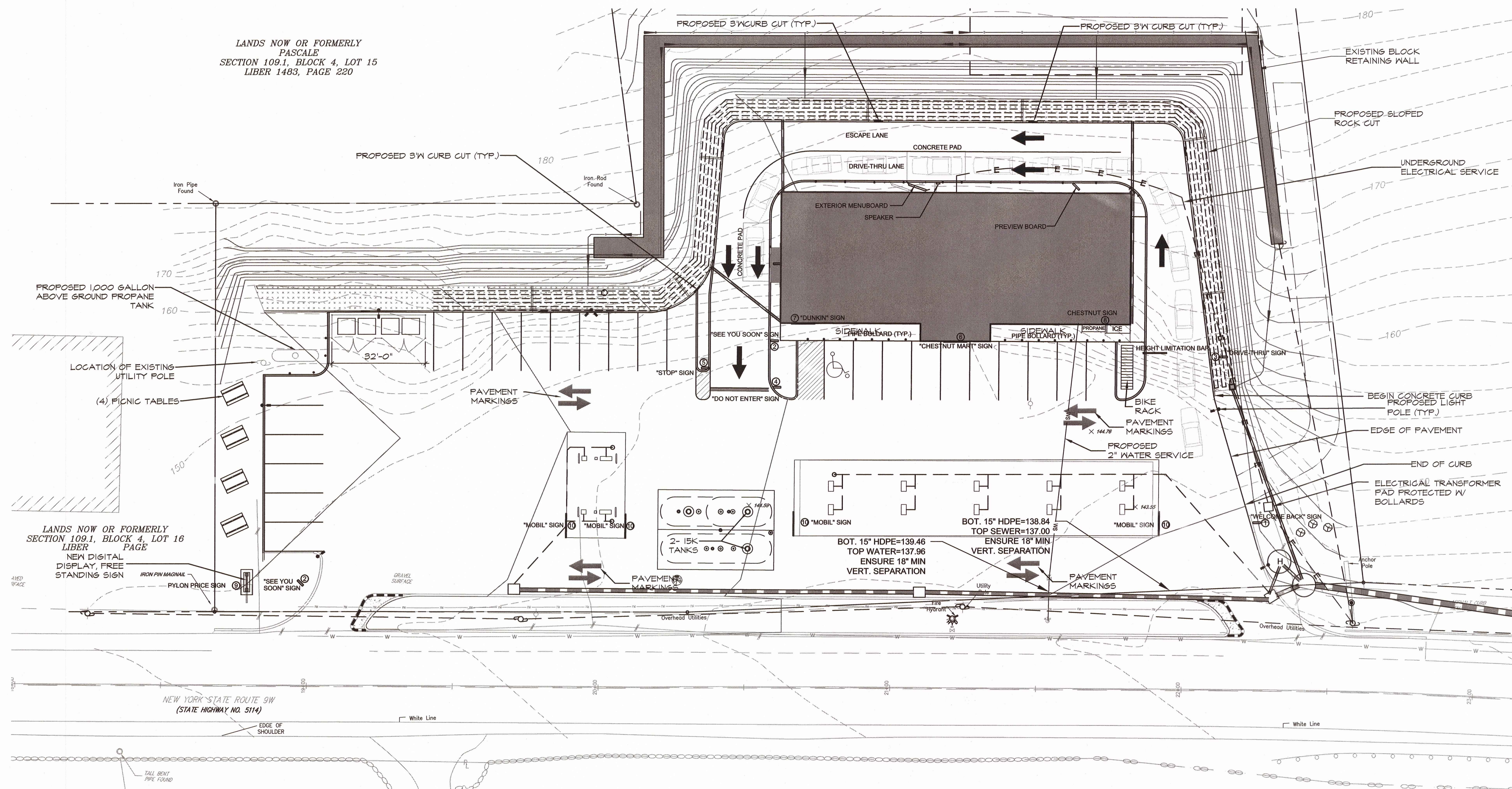
NOTES:

1. BASE MAPPING SHOWN IS FROM SURVEYS BY DANIEL P. YANOSH, NYSLS FROM 2003 AND ENGINEERING + SURVEYING PROPERTIES FOR THE 2015 HIGHWAY RIGHT OF WAY AND TOPOGRAPHIC SURVEY.  
2. REFER TO DRAWINGS BY CIRO INTERRANTE ARCHITECT, P.C. FOR BUILDING LAYOUTS AND WASTEWATER DISPOSAL AND WATER SUPPLY PLANS.  
3. REFER TO HIGHWAY REALIGNMENT PLANS BY JMC SITE DEVELOPMENT CONSULTANTS.  
4. ROCK CUTS AND CATCH DETAILS WERE DEVELOPED FROM A GEOTECHNICAL ANALYSIS PERFORMED BY RAYMOND P. JENEIRO, P.E. OF GEODESIGN INC. P.C.

NOTE:  
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFO) AT 1-800-462-1862 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.



LANDS NOW OR FORMERLY  
PASCALE  
SECTION 109.1, BLOCK 4, LOT 15  
LIBER 1463, PAGE 220



DETAILED SITE PLAN

SCALE: 1" = 20'

ON SITE SIGN TABLE

| SIGN DESIGNATION | SIZE       | DESCRIPTION     | HEIGHT | DETAIL           |
|------------------|------------|-----------------|--------|------------------|
| 1                | 30.5"X13"  | "WELCOME BACK"  | 58"    | DD-SS-01 ON DT-6 |
| 2                | 30.5"X13"  | "SEE YOU SOON"  | 58"    | DD-SS-01 ON DT-6 |
| 3                | 30.5"X13"  | "DRIVE THRU"    | 58"    | DD-SS-01 ON DT-6 |
| 4                | 24"X24"    | "DO NOT ENTER"  | 114"   | ON DT-2          |
| 5                | 24"X24"    | "STOP"          | 114"   | ON DT-2          |
| 6                | SEE DETAIL | "CHESTNUT MART" | 218"   | ON DT-5          |
| 7                | 112"X18"   | "DUNKIN"        | 96"    | ON DT-5          |
| 8                | 72" DIA.   | CHESTNUT SIGN   | 117"   | ON DT-5          |
| 9                | SEE DETAIL | SEE DETAIL      | 288"   | ON DT-6          |
| 10               | 100"X36"   | "MOBIL"         | VARIES | ON DT-6          |

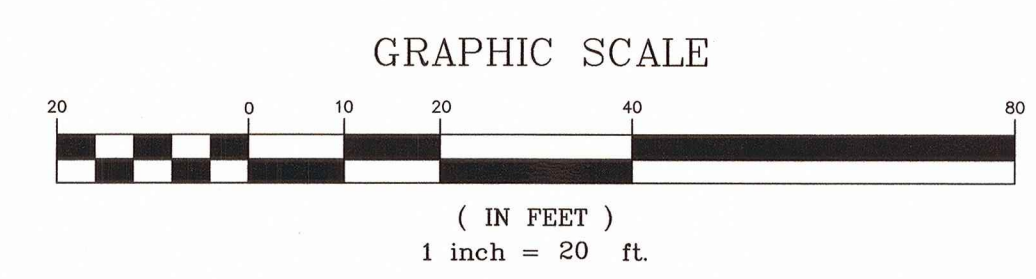
LEGEND

- PROPOSED ADA ACCESSIBLE PARKING
- PROPOSED SINGLE POLE SIGN
- PROPOSED BOLLARD
- PROPOSED CONCRETE

TAX MAP DESIGNATION  
SECTION 109.1, BLOCK 4, LOT 14

DEED REFERENCE  
LIBER 2694 PAGE 275

ACREAGE  
63,952 SQ. FT.  
1.93 ± ACRES

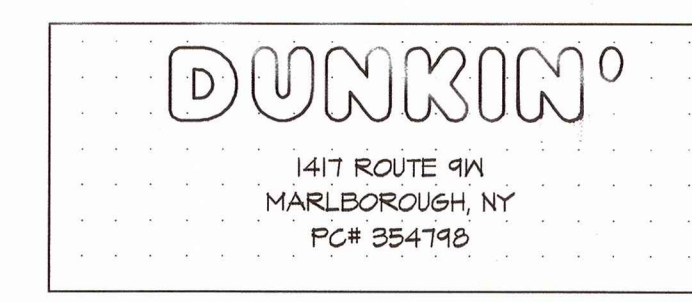


NOTES:

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- REFER TO DRAWINGS BY CIRO INTERRANTE ARCHITECT, P.C. FOR BUILDING LAYOUTS AND WASTEWATER DISPOSAL AND WATER SUPPLY PLANS.
- REFER TO HIGHWAY REALIGNMENT PLANS BY JMC SITE DEVELOPMENT CONSULTANTS.
- ROCK CUTS AND CATCH DETAILS WERE DEVELOPED FROM A GEOTECHNICAL ANALYSIS PERFORMED BY RAYMOND P. JENEIRO, P.E. OF GEODESIGN INC. P.C.



CPD ENERGY CORP.



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

**CHESTNUT MART OF MARLBOROUGH**  
**CHESTNUT PETROLEUM DISTRIBUTORS, INC.**  
TOWN OF MARLBOROUGH      ULSTER COUNTY, NY

**DETAILED SITE PLAN**

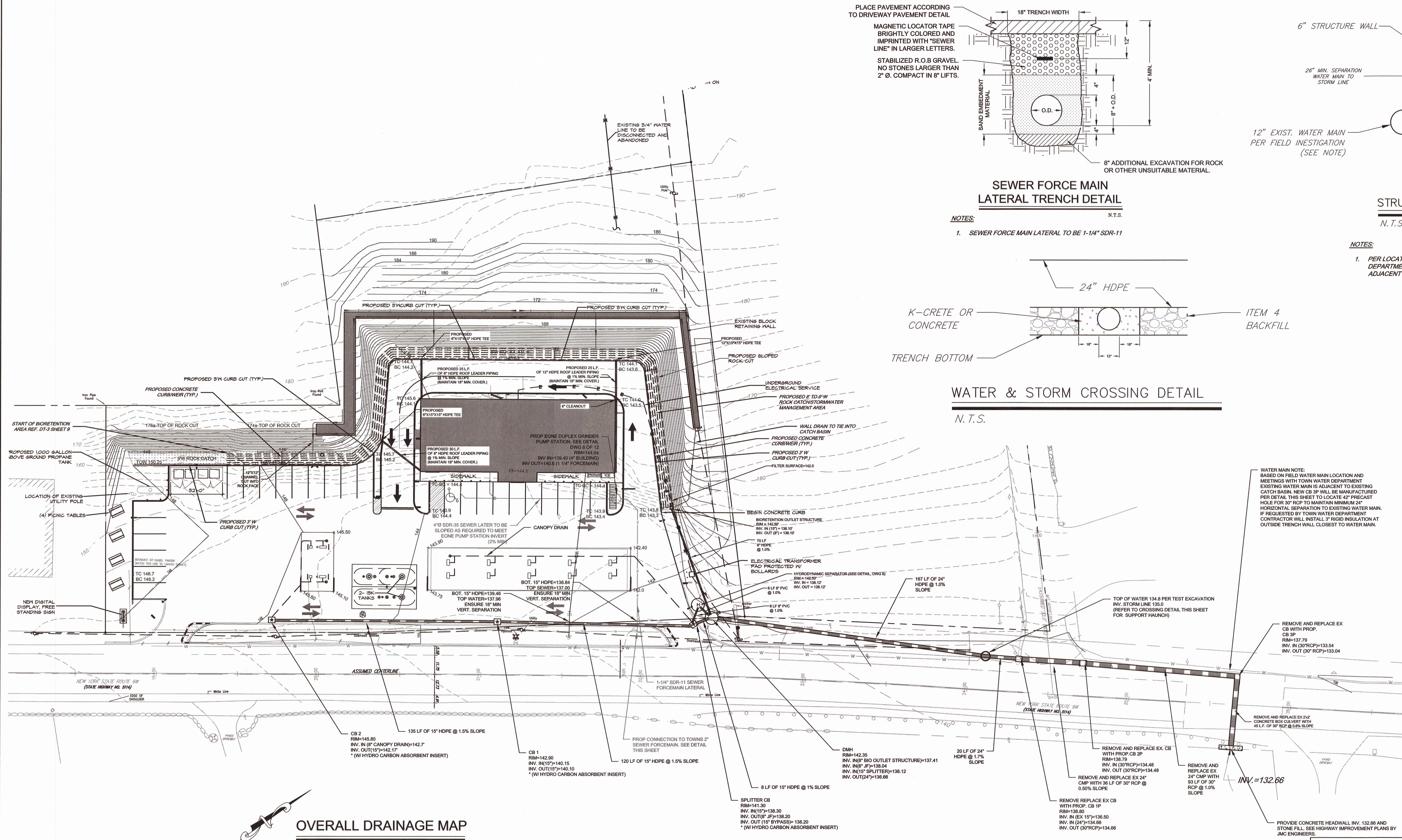
9 BLKS LANE  
POUGHKEEPSIE, NEW YORK 12601  
TEL (845) 454-3411  
FAX (845) 473-1962  
CPLteam.com  
ARCHITECTURE • ENGINEERING • PLANNING

DATE: 11/22/16  
SCALE: 1"=20'  
DESIGNED BY: THH  
DRAWN BY: THH  
CHECKED BY: PDS

FILE No. 215016  
DRAWING No. 2 of 12

SP-2





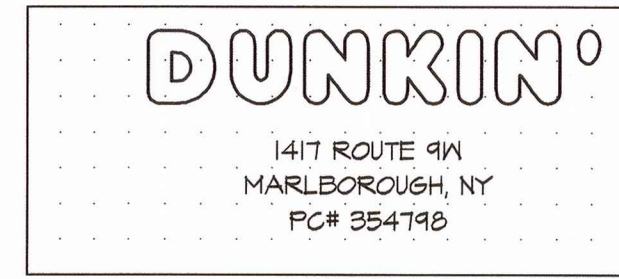
- NOTES:
1. BASE MAPPING SHOWN IS FROM SURVEYS BY DANIEL P. YANOSH, NYSLS FROM 2003 AND ENGINEERING + SURVEYING PROPERTIES FOR THE 2015 HIGHWAY RIGHT OF WAY AND TOPOGRAPHIC SURVEY.
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#### LEGEND

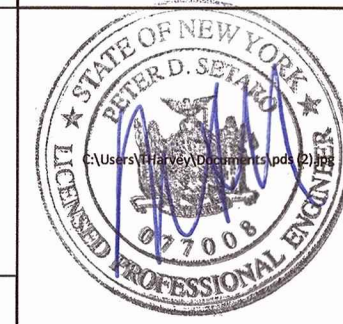
- PROPOSED ADA ACCESSIBLE PARKING  
PROPOSED SINGLE POLE SIGN  
PROPOSED BOLLARD  
PROPOSED CONCRETE



CPD ENERGY CORP.

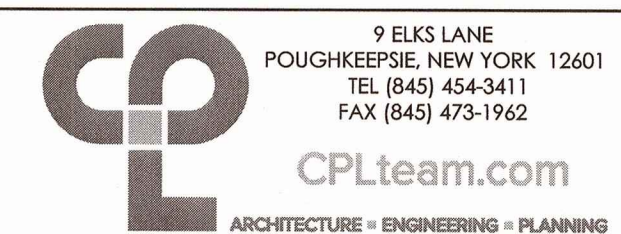


1417 ROUTE 9N  
MARLBOROUGH, NY  
PC# 354745



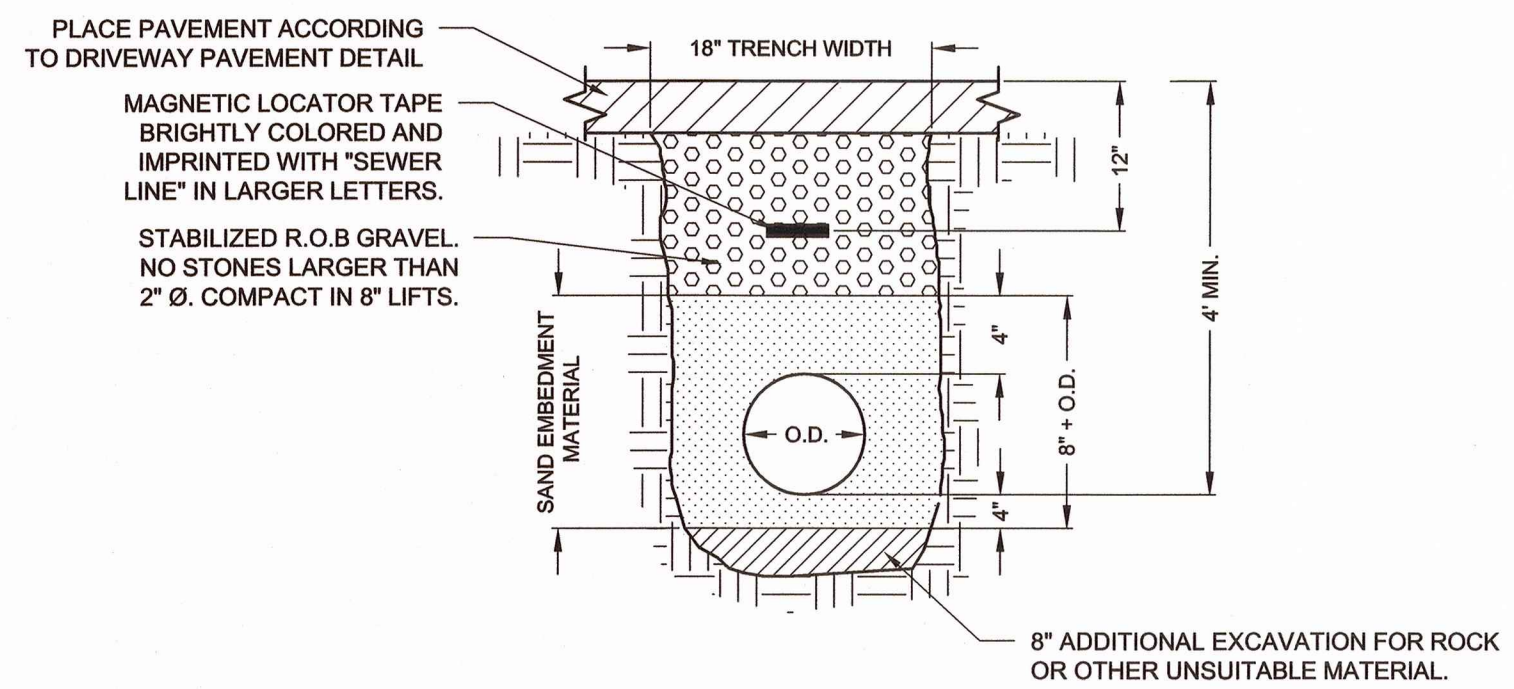
| REV. No. | DESCRIPTION                          | DATE       | BY     |
|----------|--------------------------------------|------------|--------|
| 11       | REVISED FOR SUBMISSION               | 01/08/20   | ZS     |
| 10       | REVISED PER NYSOT COMMENTS           | 10/03/19   | KS     |
| 9        | REVISED BLOCK WALL CONCEPT GRADING   | 7/26/2018  | THH    |
| 8        | REVISED BLOCK WALL CONCEPT GRADING   | 4/24/2018  | THH/AM |
| 7        | UPDATED FOR HIGHWAY DESIGN           | 3/15/2018  | THH/AM |
| 6        | REVISED FOR P.B. SUBMISSION          | 01/30/2017 | THH    |
| 5        | REVISED FOR P.B. SUBMISSION          | 12/14/2016 | THH    |
| 4        | REVISED FOR P.B. SUBMISSION          | 12/02/2016 | THH    |
| 3        | REVISED PER HIGHWAY DESIGN REVISIONS | 09/09/2016 | THH    |
| 2        | REVISED PER REVIEW COMMENTS          | 12/11/2015 | THH    |
| 1        | REVISED TO SHOW SITE SECTIONS        | 11/20/2015 | THH    |

**CHESTNUT MART OF MARLBOROUGH**  
**CHESTNUT PETROLEUM DISTRIBUTORS, INC.**  
TOWN OF MARLBOROUGH  
ULSTER COUNTY, NY  
**GRADING & DRAINAGE PLAN**



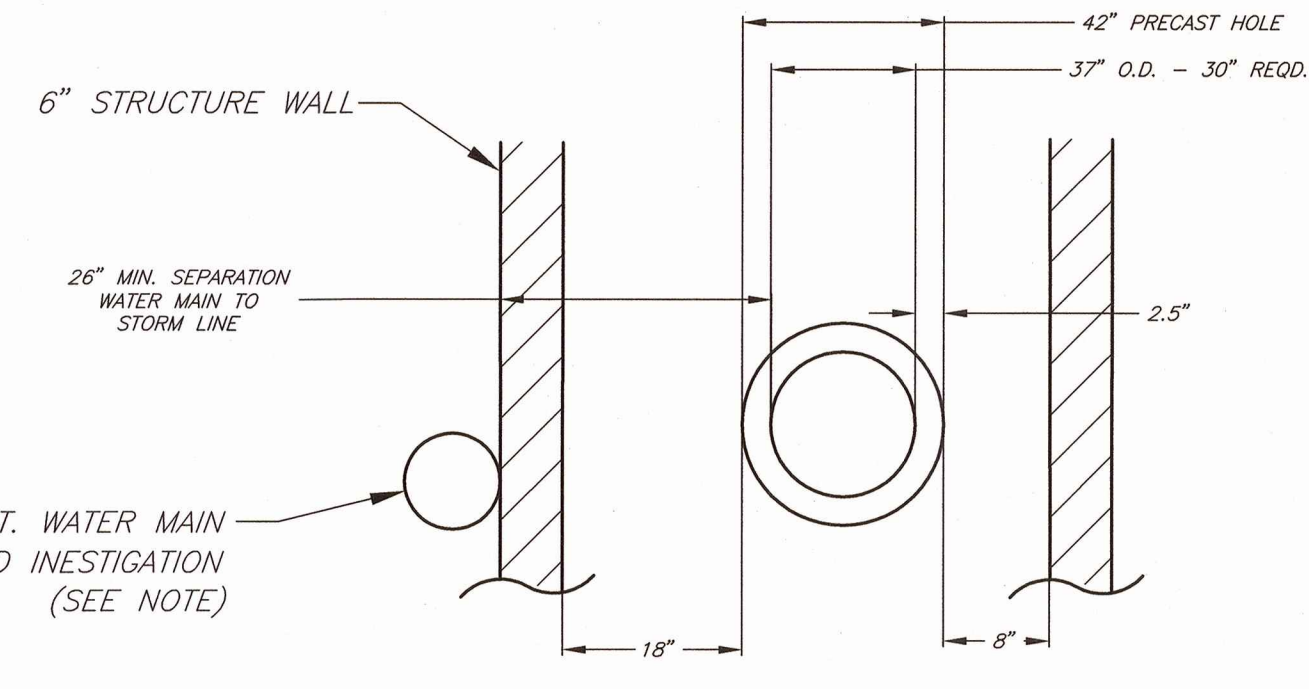
9 ELKS LANE  
POUGHKEEPSIE, NEW YORK 12601  
TEL (845) 454-3411  
FAX (845) 473-1902  
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| DATE    | SCALE  | DESIGNED BY     | FILE No. | DRAWING No. |
|---------|--------|-----------------|----------|-------------|
| 11/2/15 | 1"=30' | THH             | 215016   | 3 of 12     |
|         |        | DRAWN BY: THH   |          |             |
|         |        | CHECKED BY: PDS |          |             |



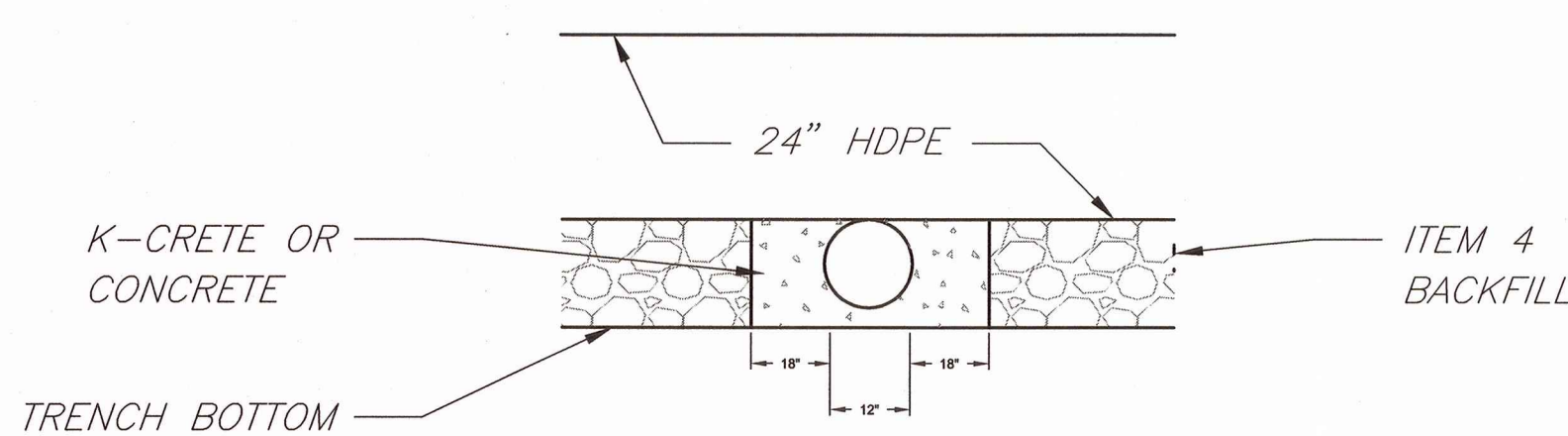
#### SEWER FORCE MAIN LATERAL TRENCH DETAIL

- NOTES:
1. SEWER FORCE MAIN LATERAL TO BE 1-1/4\"/>

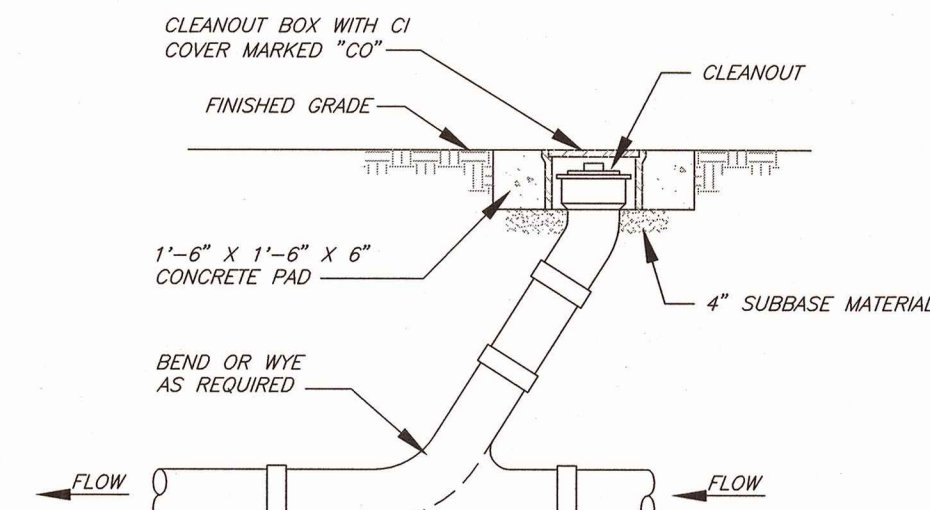


#### STRUCTURE 3P CROSS SECTION DETAIL

- NOTES:
1. PER LOCATION MARKOUT AND MEETING WITH WATER DEPARTMENT, WATER MAIN APPEARS TO BE INSTALLED ADJACENT TO OUTSIDE WALL OF CATCH BASIN.



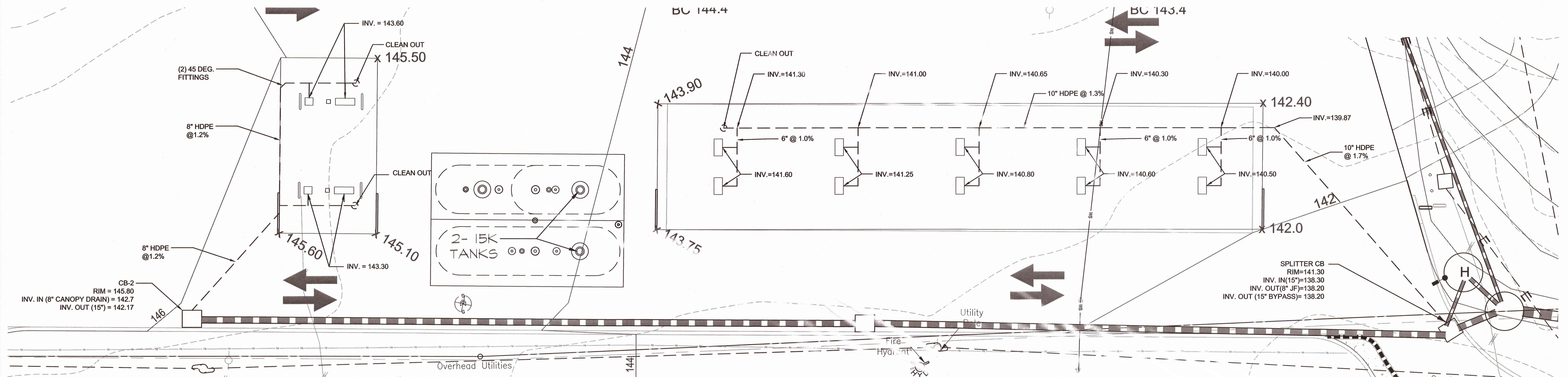
#### WATER & STORM CROSSING DETAIL



#### CLEANOUT DETAIL

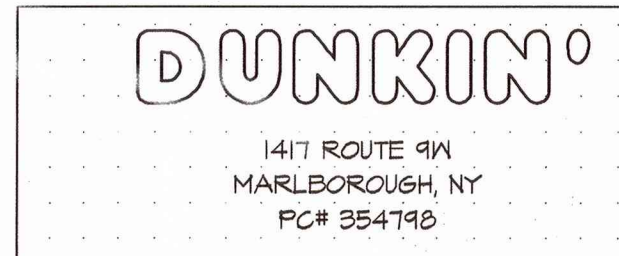
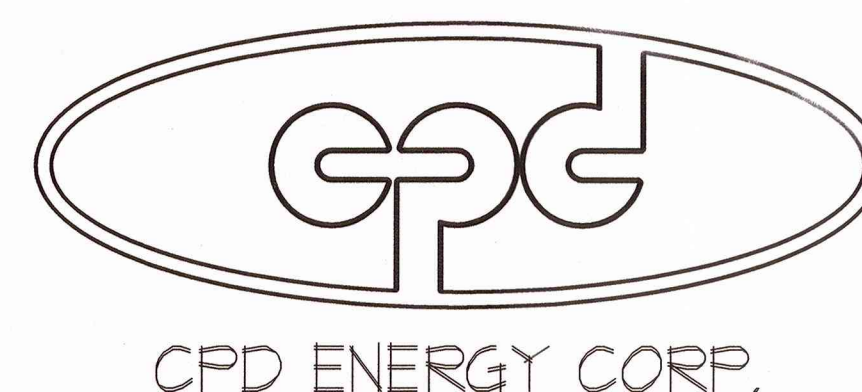
WATER MAIN NOTE:  
BASED ON FIELD WATER MAIN LOCATION AND MEETINGS WITH TOWN WATER DEPARTMENT EXISTING WATER MAIN IS ADJACENT TO EXISTING CATCH BASIN. NEW CB 3P WILL BE MANUFACTURED PER DETAIL THIS SHEET TO LOCATE 42\"/>





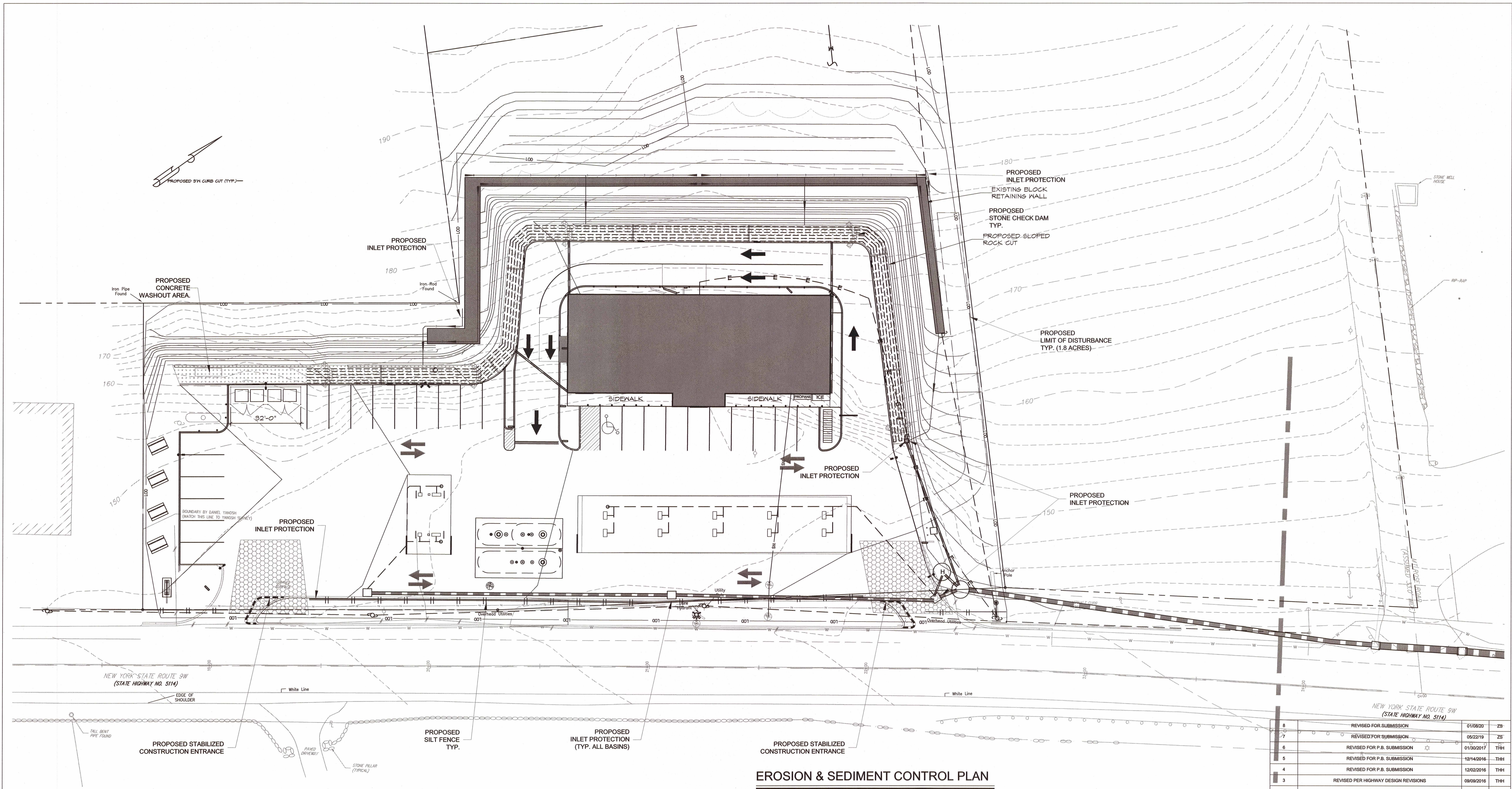
**CANOPY DRAINAGE MAP**  
SCALE: 1"= 10'

- LEGEND**
- PROPOSED ADA ACCESSIBLE PARKING
  - PROPOSED SINGLE POLE SIGN
  - PROPOSED BOLLARD
  - PROPOSED CONCRETE



| 1                                                                                                                                                      | REVISED FOR SUBMISSION | 01/08/20                                                  | ZS                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------|----------------------------------------------|
| REV. No.                                                                                                                                               | DESCRIPTION            | DATE                                                      | BY                                           |
| <b>CHESTNUT MART OF MARLBOROUGH</b><br><b>CHESTNUT PETROLEUM DISTRIBUTORS, INC.</b><br>TOWN OF MARLBOROUGH      ULSTER COUNTY, NY                      |                        |                                                           |                                              |
| <b>CANOPY DRAINAGE PLAN</b>                                                                                                                            |                        |                                                           |                                              |
| 9 ELKS LANE<br>Poughkeepsie, New York 12601<br>TEL (845) 454-3411<br>FAX (845) 473-1962<br><b>CPLteam.com</b><br>ARCHITECTURE • ENGINEERING • PLANNING |                        |                                                           |                                              |
| DATE<br>09/25/19                                                                                                                                       | SCALE<br>1"=10'        | DESIGNED BY<br>PDS<br>DRAWN BY<br>ZS<br>CHECKED BY<br>PDS | FILE No.<br>215016<br>DRAWING No.<br>4 of 12 |



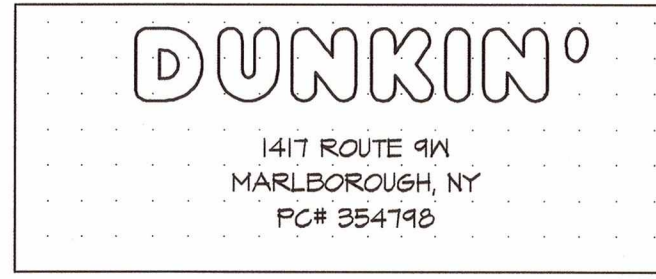
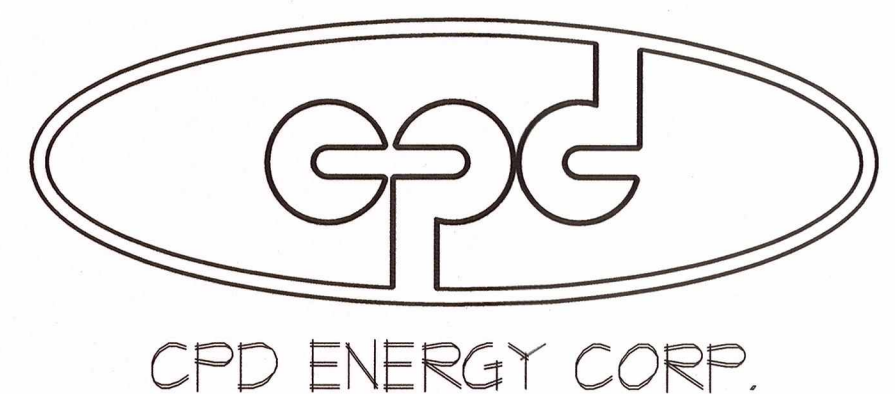


EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

LEGEND

- PROPOSED ADA ACCESSIBLE PARKING
- PROPOSED SINGLE POLE SIGN
- PROPOSED BOLLARD
- PROPOSED CONCRETE



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**CHESTNUT MART OF MARLBOROUGH**  
CHESTNUT PETROLEUM DISTRIBUTORS, INC.  
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ULSTER COUNTY, NY

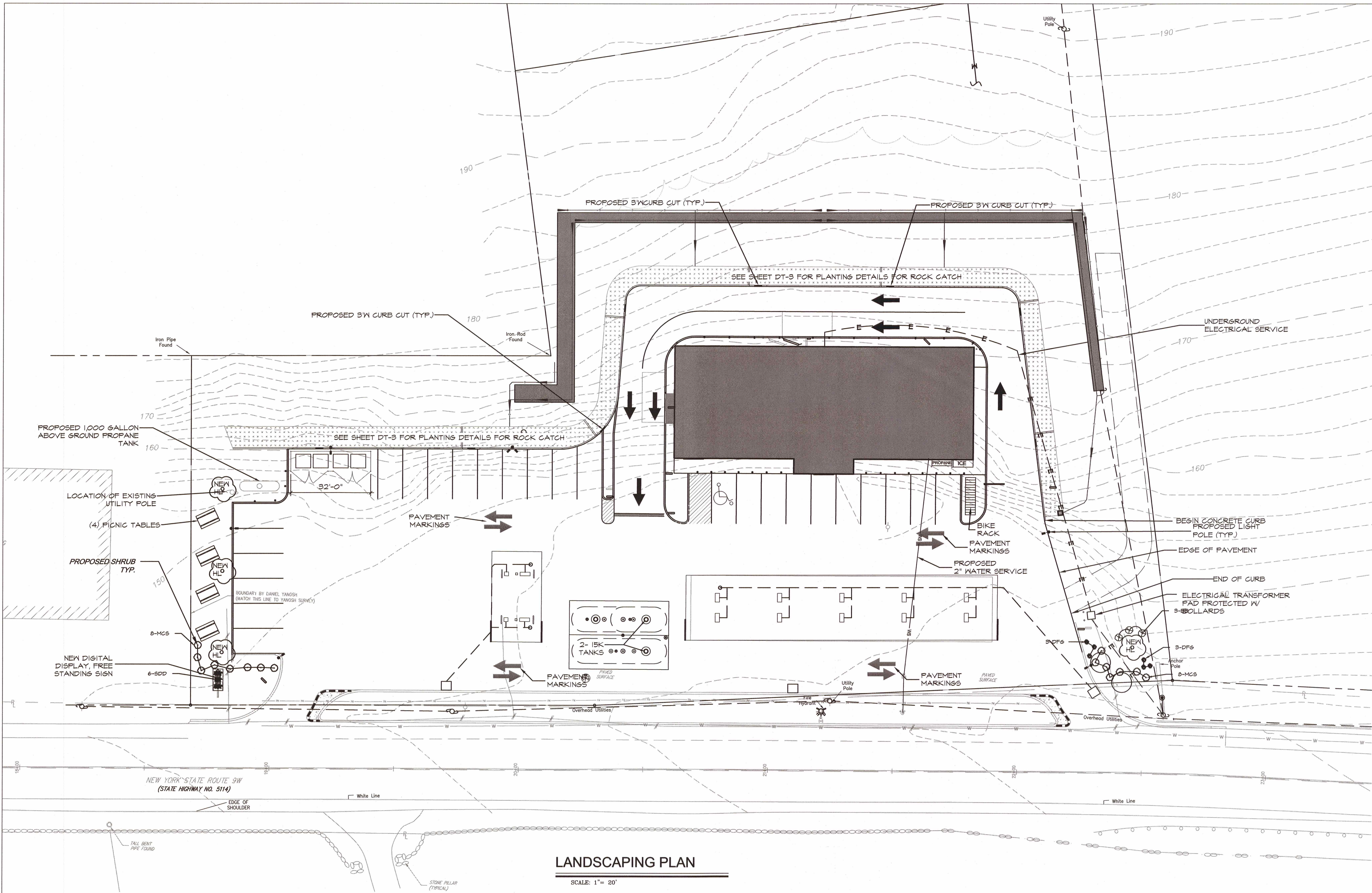
**EROSION & SEDIMENT CONTROL PLAN**

9 ELKS LANE  
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DATE: 11/2/2015  
SCALE: 1"=20'  
DESIGNED BY: THH  
DRAWN BY: THH  
CHECKED BY: PDS

FILE No. 215016  
DRAWING No. 5 of 12





| LANDSCAPING SCHEDULE |        |          |                              |             |       |
|----------------------|--------|----------|------------------------------|-------------|-------|
| TYPE                 | SYMBOL | QUANTITY | COMMON NAME                  | SIZE        | COND. |
| TREES                | HL     | 4        | HONEYLOCUST                  | 2 1/2" CAL. | B4B   |
| SHRUBS               | DB     | 3        | BURNING BUSH                 | 24"-30"     | B4B   |
|                      | MCS    | 16       | MAGIC CARPET SPIREA          | 1'-6"       |       |
| GRASS/ FLOWER        | SDD    | 6        | STELLA D'ORO DAYLILLY        | 16"         |       |
|                      | DFG    | 6        | DWARF FOUNTAIN GRASS (HAELN) | 2' - 3'     |       |

SOIL NOTE:  
A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF THE ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
1 PART PEAT MOSS  
1 PART COW MANURE BY VOLUME  
3 PARTS TOPSOIL BY VOLUME  
21 GRAM TABIFORM PLANTING TABLETS AS FOLLOWS:  
2 TABLETS PER 1 GAL. PLANT  
3 TABLETS PER 5 GAL. PLANT  
4 TABLETS PER 15 GAL. PLANT  
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIA. OF TRUNK CALIFER

PLANTING NOTES:  
1. ALL PLANT MATERIAL SHALL BE OF QUALITY & SIZE STANDARDS DESIGNATED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.  
2. IMPROVED TOPSOIL FOR PLANT PITS: ONE C.Y. TOPSOIL, 10 LBS. BONE MEAL & 4 C.F. PEAT MOSS THOROUGHLY MIXED.  
3. UNLESS OTHERWISE SPECIFIED, ALL SHRUB BEDS SHALL BE MULCHED WITH BARK NUGGETS - MEDIUM, 3" DEEP.  
4. NEW LAWN AREAS SHALL HAVE 4" TOPSOIL, RAKED SMOOTH TO FINISHED GRADES - FERTILIZED WITH 5-10-5 AT A RATE OF 30 LBS/100 S.F.  
5. LAWN SEED MIX: 50% KENTUCKY BLUEGRASS, 30% RED FESCUE, 20% ANNUAL RYE - SOW AT A RATE OF 5 LBS/1000 S.F. PROTECT WITH STRAW MULCH.  
6. ALL TREES ARE TO HAVE 2 1/2" MIN. CALIBER AT 4'-0" ABOVE GRADE.  
7. ADDITIONAL SOIL AMENDMENTS TO BE PLACED IN ALL HOLES FOR PLANTING TREES AND SHRUBS TO A DEPTH OF AT LEAST 18" AND AT LEAST 18" AROUND ROOT BALL.

LANDSCAPING PLAN

SCALE: 1"= 20'

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LEGEND

- PROPOSED HANDICAP PARKING
- PROPOSED SINGLE POLE SIGN
- PROPOSED BOLLARD
- PROPOSED CONCRETE

TAX MAP DESIGNATION  
SECTION 109.1, BLOCK 4, LOT 14

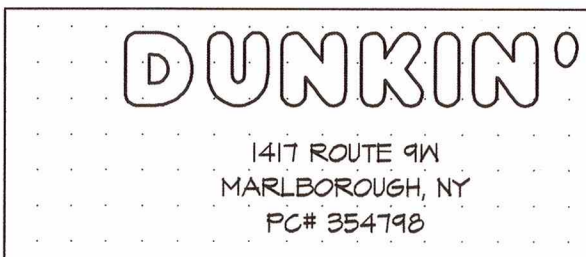
DEED REFERENCE ACREAGE  
LIBER 2694 PAGE 275 83,952 SQ. FT.  
1.93 ± ACRES

NOTES:

- BASE MAPPING SHOWN IS FROM SURVEYS BY DANIEL P. YANOSH, NYSLS FROM 2003 AND ENGINEERING + SURVEYING PROPERTIES FOR THE 2015 HIGHWAY RIGHT OF WAY AND TOPOGRAPHIC SURVEY.
- REFER TO DRAWINGS BY CRO INTERLANTE ARCHITECT, P.C. FOR BUILDING LAYOUTS AND WASTEWATER DISPOSAL AND WATER SUPPLY PLANS.
- REFER TO HIGHWAY REALIGNMENT PLANS BY JMC SITE DEVELOPMENT CONSULTANTS.
- ROCK CUTS AND CATCH DETAILS WERE DEVELOPED FROM A GEOTECHNICAL ANALYSIS PERFORMED BY RAYMOND P. JENEIRO, P.E. OF GEODESIGN INC. P.C.



CPD ENERGY CORP.



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MARLBOROUGH, NY  
PC# 354798

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| 3        | REVISED FOR SUBMISSION      | 01/08/20   | ZS  |
| 2        | REVISED FOR SUBMISSION      | 05/22/19   | ZS  |
| 1        | REVISED FOR P.B. SUBMISSION | 12/14/2016 | THH |
| REV. No. | DESCRIPTION                 | DATE       | BY  |

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CHESTNUT PETROLEUM DISTRIBUTORS, INC.  
TOWN OF MARLBOROUGH ULSTER COUNTY, NY

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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.



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